

170.B

0001

0208.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

493,200 / 493,200

USE VALUE:

493,200 / 493,200

ASSESSED:

493,200 / 493,200


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
88		PARK AVE, ARLINGTON

OWNERSHIP

Unit #: 208

Owner 1: KO BING HO ETAL / TRUSTEES

Owner 2: BING HO KO TRUST 2017 TRUST &

Owner 3: JOYCE SUKYI HO 2017 TRUST

Street 1: 168 SUTTON HILL RD

Street 2:

Twn/City: NORTH ANDOVER

St/Prov: MA Cntry: Own Occ: N

Postal: 01845 Type:

PREVIOUS OWNER

Owner 1: HO SUK-YI JOYCE -

Owner 2: HO BING H -

Street 1: 168 SUTTON HILL RD

Twn/City: NORTH ANDOVER

St/Prov: MA Cntry:

Postal: 01845

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1984, having primarily Brick Exterior and 1160 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6044																

Legal Description								User Acct
102								143721
0.000								GIS Ref
493,200								GIS Ref
493,200								Insp Date
493,200								05/22/18
493,200								05/22/18
493,200								05/22/18

Entered Lot Size

Total Land:

Land Unit Type:

!13202!

PRINT

Date 12/11/20 Time 03:11:24

Date 05/22/18 Time 14:52:12

danam

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Parcel ID 170.B-0001-0208.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	479,700	0	.	.	479,700	479,700	Year End Roll	12/18/2019
2019	102	FV	474,600	0	.	.	474,600	474,600	Year End Roll	1/3/2019
2018	102	FV	395,600	0	.	.	395,600	395,600	Year End Roll	12/20/2017
2017	102	FV	345,600	0	.	.	345,600	345,600	Year End Roll	1/3/2017
2016	102	FV	345,600	0	.	.	345,600	345,600	Year End	1/4/2016
2015	102	FV	324,600	0	.	.	324,600	324,600	Year End Roll	12/11/2014
2014	102	FV	312,700	0	.	.	312,700	312,700	Year End Roll	12/16/2013
2013	102	FV	312,700	0	.	.	312,700	312,700		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HO SUK-YI JOYCE	70321-137		12/1/2017	Convenience		1	No	No	
CALVIT ANN D	40692-449		8/29/2003		325,000	No	No		
LATTANZIO HEATH	27978-356		12/15/1997		165,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/24/2007	980	New Wind	10,800					
5/16/2005	488	Redo Kit	26,065			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
5/22/2018	Measured	DGM	D Mann
11/10/2005	Info Fm Prmt	BR	B Rossignol
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 7	- Condo Garden			Full Bath: 1	Rating: Very Good	BK; 22849 PG; 295 641-1042, Building Number 1.													
Sty Ht: 1	- 1 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 3	- BrickorStone			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath:	Rating:														
Prime Wall: 7	- Brick			A HBth:	Rating:														
Sec Wall:				OthrFix:	Rating:														
Roof Struct: 2	- Hip			OTHER FEATURES															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good														
Color: BRICK				A Kits:	Rating:														
View / Desir: F	- Fair			Fpl: 2	Rating: Good														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C+ - Average (+)				CONDOS INFORMATION															
Year Blt: 1984	Eff Yr Blt:			Location: R	- Rear														
Alt LUC:				Total Units:															
Jurisdct: G6	Fact: .			Floor: 1	- 1st Floor														
Const Mod:				% Own: 2.039999962															
Lump Sum Adj:				Name: 29	- 6044														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: GD	- Good	16.	%	Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall: 1	- Drywall			Functional:			%	Interior:		1	4	1	0						
Sec Int Wall:				Economic:			%	Additions:											
Partition: T	- Typical			Special:			%	Kitchen:	2005										
Prim Floors: 4	- Carpet			Override:			%	Baths:											
Sec Floors:				Total:	16.8	%		Plumbing:											
Bsmnt Flr:				CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ:	320.00			Heating:											
Bsmnt Gar:				Size Adj.: 1.01724136				General:											
Electric: 3	- Typical			Const Adj.: 0.94490540															
Insulation: 2	- Typical			Adj \$ / SQ: 307.583															
Int vs Ext: S				Other Features: 49906															
Heat Fuel: 3	- Electric			Grade Factor: 1.10															
Heat Type: 15	- H.V.A.C			NBHD Inf: 1.32500005															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100				LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 592769															
% Com Wall	% Sprinkled:			Depreciation: 99585				Juris. Factor: 1.00	Before Depr: 448.30										
				Deprecated Total: 493183				Special Features: 0	Val/Su Net: 425.17										
								Final Total: 493200	Val/Su SzAd: 425.17										
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 170.B-0001-0208.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
More: N	Total Yard Items:					Total Special Features:								Total:					